

**REVISED FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
Regular Meeting, September 5, 2003  
Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, California 92123  
Hearing Room - 9:00 a.m.**

**ROLL CALL**

**ADMINISTRATIVE**

For further information regarding this agenda, please call (858) 694-3816.

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents. Note: The aforementioned does not apply to materials that are presented at the meeting as a part of a visual presentation.

**1. Director's Report to the Commission**

Items to be discussed include:

- Briefing on actions of the Board of Supervisors
- Planning and Environmental Review Board/Action Sheet Report (J. Vokac)
- Finances and Budget
- GP 2020 Meeting Schedule

**CONSENT AGENDA**

**2. Public Request to be Heard**

Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda.

**3. Approval of Minutes: None.**

**3A. CONTINUED ITEMS****General Plan 2020 Update – Referral Review (Continued from the Special Meeting of August 29, 2003) (Holler/Carmichael)**

General Plan 2020 is a comprehensive update of the San Diego County General Plan, establishing future growth and development patterns for the unincorporated area of the County. The purpose of these hearings is to receive direction from the Planning Commission only on the specific referrals directed by the Board of Supervisors on June 25, 2003. These specific referrals relate to the residential densities on the General Plan 2020 Working Copy Map dated December 2002. (Commercial and Industrial referrals will be addressed after the September 24<sup>th</sup> Board of Supervisors hearing.) At the September 5, 2003 meeting, the Planning Commission will continue Referral review of the Back Country and East County. More information on the agenda will be posted on the General Plan 2020 hotline at (619) 615-8289 and the General Plan 2020 website at

<http://www.sdcounty.ca.gov/cnty/cntydepts/landuse/planning/GP2020/index.html>

**GPA's/REZONES****4. Fallbrook Revitalization General Plan Amendment GPA 03-03, Zone Reclassification R02-004, Zoning Ordinance Amendment and Amendment to the County Code of Regulatory Ordinances (Noise Ordinance) POD 02-07, Fallbrook Community Planning Area (Nagem)**

The project is a Zoning Ordinance Amendment and Noise Ordinance Amendment (POD 02-07), a General Plan Amendment (GPA 03-03) and a Rezone (R02-004) to implement a portion of the Fallbrook Economic Revitalization Plan. The Zoning Ordinance Amendment and Rezone will develop and apply five new "Village Zones" to a portion of the existing the business district. The General Plan Amendment will revise the Regional Land Use Element and amend the existing Land Use Designation on the project site to accommodate the mixed uses proposed for the Village Zones. The amendment to the San Diego County Code of Regulatory Ordinances (Noise Ordinance) will add the Village Zones to Section 36.404, which establishes the sound level limits for specific zones. The project is located near the western edge of the Fallbrook Community Planning Area and includes portions of the central business district. The project area is generally located north of Fallbrook Street, south of Kalmia Street, east of Wisconsin Avenue and west of Potter Street.

**APPEALS****5. Appeal of Minor Use Permit ZAP 02-047, Sprint PCS, Alpine Community Planning Group Area (Bunnemeyer)**

This is an appeal, filed by the Alpine Community Planning Group, of the Zoning Administrator's June 24, 2003 approval of Minor Use Permit ZAP 02-047 for a wireless communication facility, camouflaged to look like a light pole. The proposed faux light pole will be situated within the County public right-of-way on Tavern Road. A wireless communication facility is classified as a Minor Impact Utility Use Type in The Zoning Ordinance and is allowed by issuance of a Minor Use Permit in the A70 (Limited Agriculture) Use Regulation. The facility will consist of a faux light pole, and the equipment compound will be situated on a 39 square-foot concrete slab and surrounded by landscaping and a white wooden fence. The proposed facility is located within the County right-of-way on Tavern Road south of South Grade Road and west of Tavern Road.

**REGULATORY PROJECTS****6. SBC Microwave Relay Station, Major Use Permit P03-077, Desert Subregional Plan Area (Gowens)**

This is a request to permit an existing, unoccupied telephone switching microwave relay station consisting of a 143-foot high antenna suspended by guyed wires with a 6-foot diameter microwave dish and a 544 square-foot building enclosed by an existing chain-link fence. The project will involve the removal of an underground fuel storage tank, replacement and relocation of a generator, and relocation of the existing fence. The project is sited on property zoned RR Rural Residential Use Regulations, which permit major impact services and utilities under the Civic Uses Types, subject to a Major Use Permit under the original jurisdiction of the Planning Commission, pursuant to Sections 2185.b and 7352.a.5 of The Zoning Ordinance. Pursuant to Section 4620.g of The Zoning Ordinance, exception from the 35-foot height limit for the subject property is concurrently sought with this application. The subject property is designated (18) Multiple Rural Use by the Desert Subregional Plan and is located north of Palm Canyon Drive near the Borrego Valley Airport, Borrego Springs.

**7. Santa Fe Creek: Specific Plan Amendment SPA 03-001, San Dieguito Community Planning Area (Stocks)**

This is a request to amend the Santa Fe Creek Specific Plan to delete the requirement to provide 50-foot wide utility buffer easements on either side of the two SDG&E easements that cross through the Specific Plan Area. These easements were originally required to provide a buffer between habitable

structures and the electromagnetic fields produced by utility lines. This proposed amendment would allow these easements to be vacated. Impacts from electromagnetic fields are not considered significant. A landscaping program for the easements will remain a requirement of the Specific Plan. The project site is located north of the community of Rancho Santa Fe and north of the northerly terminus of Via de la Flores.

### **POLICY AND ORDINANCE DEVELOPMENTS**

8. **An Ordinance Amending The Zoning Ordinance Relating to the Processing of Wireless Communications Applications; POD 03-05 (Vokac)**

The ordinance would amend Ordinance No. 9549, to allow applications for wireless communications facilities that were filed prior to May 30, 2003 to continue to be processed under the previous standards as Minor Use Permit and obtain building permits where this procedure was previously authorized.

### **ADMINISTRATIVE**

- 9. Report on actions of Planning Commission's Subcommittees.
- 10. Designation of member to represent Commission at Board of Supervisors.
- 11. Discussion of correspondence received by Planning Commission.

### **DEPARTMENT REPORT**

- 12. Scheduled Meetings.

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**DEPARTMENT REPORT**

**12. Scheduled Meetings**

September 19, 2003	<u>Planning Commission Meeting; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 3, 2003	<u>Planning Commission Meeting; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 17, 2003	<u>Planning Commission Meeting; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 31, 2003	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
November 14, 2003	<u>Planning Commission Meeting; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 12, 2003	<u>Planning Commission Meeting; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 26, 2003	<u>Planning Commission Meeting; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at "[www.co.san-diego.ca.us](http://www.co.san-diego.ca.us)". Visit the Department of Planning and Land Use web page at "[www.sdcdplu.org](http://www.sdcdplu.org)".

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**ADJOURNMENT**

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits, Reclamation Plans, Coastal Use Permit Cases, Site Plans required by Specific Plans, Plan Amendment Authorizations-----	Within 10 calendar days after Planning Commission action
Specific Plans, Specific Plan Amendments, Road Matters, Rezones, Agricultural Preserves, Plan Implementation Hearings, General Plan Amendment Hearings-----	No appeal necessary since staff will automatically transmit case to Board of Supervisors.
Administrative Appeals, Variances, Minor Use Permits-----	No appeal possible to Board of Supervisors; Planning Commission action is final.